SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO

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Nov-05-2014 9:15 am

Case Number: CGC-14-542537

Filing Date: Nov-05-2014 9:11

Filed by: DAVID YUEN

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COMPLAINT

CITY AND COUNTY OF SAN FRANCISCO ET AL VS. VILMA OLAES ET AL

001C04679298

Instructions:
Please place this sheet on top of the document to be scanned.

ORIGINAL

CM-010

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):	FOR COURT USE ONLY
DENNIS J. HERRERA, City Attorney (SBN 139669) YVONNE R. MERE, Chief Attorney (SBN 173594) MICHAEL WEISS, Deputy City Attorney (SBN 168378) 1390 Market Street, Sixth Floor San Francisco, CA 94102 TELEPHONE NO.: 415-554-3824 FAX NO.: 415-437-4644 ATTORNEY FOR (Name): Plaintiffs CCSF and People of the State	FILED Superior Court of California County of San Francisco NOV 05 2014 CLERK OF THE COURT BY: David W Yuen Deputy Clerk
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO STREET ADDRESS: 400 McAllister Street MAILING ADDRESS: 400 McAllister Street, Room 103 CITY AND ZIP CODE: San Francisco, CA 94102 BRANCH NAME: SAN FRANCISCO	
CASE NAME: CITY AND COUNTY OF SAN FRANCISCO, et al. v. VILMA OLAES, et al.	

CIVIL CASE COVER SHEET

[x] **Unlimited** (Amount demanded exceeds $25,000) [ ] **Limited** (Amount demanded is $25,000 or less)

Complex Case Designation

[ ] **Counter** [ ] **Joinder**

Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)

CASE NUMBER: CGC-14-542537

JUDGE:

DEPT:

Items 1-6 below must be completed (see instructions on page 2).

1. Check **one** box below for the case type that best describes this case:

Auto Tort
- [ ] Auto (22)
- [ ] Uninsured motorist (46)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort
- [ ] Asbestos (04)
- [ ] Product liability (24)
- [ ] Medical malpractice (45)
- [ ] Other PI/PD/WD (23)

Non-PI/PD/WD (Other) Tort
- [ ] Business tort/unfair business practice (07)
- [ ] Civil rights (08)
- [ ] Defamation (13)
- [ ] Fraud (16)
- [ ] Intellectual property (19)
- [ ] Professional negligence (25)
- [ ] Other non-PI/PD/WD tort (35)

Employment
- [ ] Wrongful termination (36)
- [ ] Other employment (15)

Contract
- [ ] Breach of contract/warranty (06)
- [ ] Rule 3.740 collections (09)
- [ ] Other collections (09)
- [ ] Insurance coverage (18)
- [ ] Other contract (37)

Real Property
- [ ] Eminent domain/Inverse condemnation (14)
- [ ] Wrongful eviction (33)
- [ ] Other real property (26)

Unlawful Detainer
- [ ] Commercial (31)
- [ ] Residential (32)
- [ ] Drugs (38)

Judicial Review
- [ ] Asset forfeiture (05)
- [ ] Petition re: arbitration award (11)
- [ ] Writ of mandate (02)
- [ ] Other judicial review (39)

Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403)
- [ ] Antitrust/Trade regulation (03)
- [ ] Construction defect (10)
- [ ] Mass tort (40)
- [ ] Securities litigation (28)
- [ ] Environmental/Toxic tort (30)
- [ ] Insurance coverage claims arising from the above listed provisionally complex case types (41)

Enforcement of Judgment
- [ ] Enforcement of judgment (20)

Miscellaneous Civil Complaint
- [ ] RICO (27)
- [x] Other complaint *(not specified above)* (42)

Miscellaneous Civil Petition
- [ ] Partnership and corporate governance (21)
- [ ] Other petition *(not specified above)* (43)

2. This case [ ] is [x] is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
   a. [ ] Large number of separately represented parties
   b. [ ] Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve
   c. [ ] Substantial amount of documentary evidence
   d. [ ] Large number of witnesses
   e. [ ] Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
   f. [ ] Substantial postjudgment judicial supervision
3. Remedies sought *(check all that apply)*: a. [x] monetary b. [x] nonmonetary; declaratory or injunctive relief c. [ ] punitive
4. Number of causes of action *(specify)*: Four
5. This case [ ] is [x] is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. *(You may use form CM-015.)*

Date: November 5, 2014

MICHAEL WEISS, Deputy City Attorney
(TYPE OR PRINT NAME)

(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Form Adopted for Mandatory Use
Judicial Council of California
CM-010 [Rev. July 1, 2007]

CIVIL CASE COVER SHEET Legal Solutions Plus

Cal. Rules of Court, rules 2.30, 3.220, 3.400–3.403, 3.740;
Cal. Standards of Judicial Administration, std. 3.10

ORIGINAL

SUM-100

SUMMONS
(CITACION JUDICIAL)

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

NOTICE TO DEFENDANT: VILMA OLAES, and DOE ONE
(AVISO AL DEMANDADO): through DOE FIFTY, inclusive,

YOU ARE BEING SUED BY PLAINTIFF: CITY AND COUNTY OF SAN
(LO ESTÁ DEMANDANDO EL DEMANDANTE): FRANCISCO, a Municipal Corporation, and the PEOPLE OF THE STATE OF CALIFORNIA, by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a* continuación

*Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (*www.sucorte.ca.gov*), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*

*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (*www.lawhelpcalifornia.org*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

CASE NUMBER: (*Número del Caso*): CGC-14-542537

The name and address of the court is:
(El nombre y dirección de la corte es):
SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE CITY AND COUNTY OF SAN FRANCISCO
400 McAllister Street, Room 103
San Francisco, CA 94102

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
DENNIS J. HERRERA, City Attorney (SBN 139669) 415-554-3824 415-437-4644
MICHAEL WEISS, Deputy City Attorney (SBN 168378)
1390 Market Street, Sixth Floor
San Francisco, CA 94102-5408

DATE: *(Fecha)* NOV 05 2014 CLERK OF THE COURT Clerk, by *(Secretario)* David W. Yuen, Deputy *(Adjunto)* DAVID W. YUEN

(For proof of service of this summons, use Proof of Service of Summons *(form POS-010).)*
(Para prueba de entrega de esta citatión use el formulario Proof of Service of Summons, *(POS-010)).*

[SEAL]

NOTICE TO THE PERSON SERVED: You are served
1. ☐ as an individual defendant.
2. ☐ as the person sued under the fictitious name of *(specify):*
3. ☐ on behalf of *(specify):*

under: ☐ CCP 416.10 (corporation) ☐ CCP 416.60 (minor)
☐ CCP 416.20 (defunct corporation) ☐ CCP 416.70 (conservatee)
☐ CCP 416.40 (association or partnership) ☐ CCP 416.90 (authorized person)
☐ other *(specify):*

4. ☐ by personal delivery on *(date):*

Form Adopted for Mandatory Use
Judicial Council of California
SUM-100 [Rev. July 1, 2009]

SUMMONS

Legal Solutions Plus

Code of Civil Procedure §§ 412.20, 465

ORIGINAL

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Attorneys for Plaintiffs
CITY AND COUNTY OF SAN FRANCISCO AND
PEOPLE OF THE STATE OF CALIFORNIA

FILED
Superior Court of California
County of San Francisco
NOV 05 2014
CLERK OF THE COURT
BY: David W Yuen
Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

UNLIMITED JURISDICTION

CITY AND COUNTY OF SAN FRANCISCO, a Municipal Corporation, and the PEOPLE OF THE STATE OF CALIFORNIA, by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco, Plaintiffs, vs. VILMA OLAES, and DOE ONE through DOE FIFTY, inclusive, Defendants.	Case No. CGC CGC-14-542537 COMPLAINT FOR INJUNCTIVE AND OTHER RELIEF Type of Case: (42) Other Complaint

The CITY AND COUNTY OF SAN FRANCISCO ("the City"), a municipal corporation, and the PEOPLE OF THE STATE OF CALIFORNIA ("People"), by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco, (collectively "Plaintiffs") for their complaint against VILMA OLAES ("Owner" or "Defendant"), and Doe One through Doe Fifty, hereby allege as set forth below:

INTRODUCTION

1. This action arises out of Defendant's ownership, maintenance, operation and management of a multi-unit residential rental property located at 1367-1369 Natoma Street ("the Property"), located within the City and County of San Francisco, California, in violation of state and local health and safety laws and as a public nuisance that substantially endanger the health, welfare and safety of the occupants, the neighbors, the residents of the City and County of San Francisco, and the People of the State of California. Specifically, Defendant has, since at least 2003, continuously jeopardized the welfare of her tenants, the neighbors, and all San Francisco residents, by failing and refusing to maintain her residential rental property in a safe, code compliant manner.

2. Defendant has failed, and continues to fail, to comply with Notices of Violation issued November 7, 2003, February 14, 2014, April 23, 2014, and April 25, 2014, and Orders of Abatement dated February 3, 2004, May 15, 2014, and July 24, 2014, each issued by the San Francisco Department of Building Inspection ("Building Inspection" or "DBI"), and each ordering Defendant to abate the violations by a date certain.

3. By leasing the residential units in substandard condition and refusing to comply with state and local health and safety laws, Defendant has engaged in, and continues to engage in, unlawful and unfair business practices, which are prohibited by Business and Professions Code §§ 17200-17210.

PARTIES AND SUBJECT PROPERTY

4. Plaintiff CITY AND COUNTY OF SAN FRANCISCO is a municipal corporation, organized and existing under and by virtue of the laws of the State of California.

5. Plaintiff CITY AND COUNTY OF SAN FRANCISCO brings this action under the San Francisco Housing and Building Codes, and California Health and Safety Code Sections 17920 through 17992, also known as the State Housing Law.

6. Plaintiff PEOPLE OF THE STATE OF CALIFORNIA, by and through DENNIS J. HERRERA, City Attorney for the City and County of San Francisco, brings this action pursuant to California Business and Professions Code Sections 17200 through 17210, California Civil Code Sections 3479, 3480, 3491, 3494, and California Code of Civil Procedure Section 731.

7. At all times herein mentioned, Defendant VILMA OLAES has been the sole owner, lessor, operator, manager, maintainer, or agent thereof of 1367-1369 Natoma Street, Block 3548, Lot 077, located in the City and County of San Francisco, State of California. The Property is more particularly described in Exhibit A, attached hereto and incorporated as part of this Complaint.

8. Defendant is sued in her capacity as owner and/or manager of the Property, and as the person committing the acts alleged in this Complaint or the person directing the commission of the acts alleged in this Complaint.

9. Defendants DOE ONE through DOE FIFTY are sued herein under fictitious names. Plaintiffs do not at this time know the true names and capacities of these defendants, but pray that the same may be inserted when ascertained.

10. At all times herein mentioned, each Defendant was an agent, servant, employee, partner, franchisee, and joint venturer of the other defendant, and at all times was acting within the course and scope of this agency, service, employment, partnership, franchise, and joint venture.

11. Actions taken or omissions made by Defendant's employees, agents, or representatives in the course of their employment, agency, or representation shall be considered actions or omissions of Defendant for purposes of this Complaint.

12. Whenever reference is made in this Complaint to any act or omission of "Defendant(s)," such allegation shall mean that Defendant(s) did or authorized the act or omission, or recklessly and carelessly failed and omitted to supervise, control, or direct other persons who engaged in the act or omission.

GENERAL ALLEGATIONS

13. Plaintiffs are informed and believe that Defendant has owned and managed the Property since at least 1987.

14. The Property is a multi-unit residential building consisting of 3 legal dwelling units on three floors of occupancy.

15. At all times herein referenced, Defendant's addresses of record, as listed at the San Francisco Assessor's Office, have included: 2545 Sedgwick Avenue, #6D, New York, NY 10468; and One Fordham Hill Oval #6F, Bronx, NY 10468.

FIRST NOTICE OF VIOLATION

16. On November 7, 2003, after receiving and investigating habitability complaints at the Property, DBI issued a Notice of Violation ("First NOV") for multiple violations of the San Francisco Housing Code including, but not limited to: structurally unsound front and rear stairs (permit and plans required); roof needing replacement or repair to prevent water seepage; mold and mildew on ceilings and walls; damaged window frames throughout, and exterior of building front and rear needing to be painted. The First NOV identified the violations and required Defendant to obtain permits and complete all repair work within 30 days. DBI mailed a copy of the First NOV to Defendant at her address of record. A true and correct copy of the First NOV is attached hereto as Exhibit B, and incorporated as part of this Complaint.

FIRST ORDER OF ABATEMENT

17. Defendant failed to comply with the First NOV. On December 30, 2003, Building Inspection issued a Notice of Director's Hearing ("First Notice of Hearing"). A Director's Hearing is a hearing before the Director of Building Inspection or the Director's designee, to determine whether the property owner has complied with the NOV. The hearing was scheduled for January 15, 2004. A true and correct copy of the First Notice of Hearing is attached hereto as Exhibit C, and incorporated as part of this Complaint.

18. On or about January 7, 2004, DBI posted the First Notice of Hearing in a conspicuous spot on the Property, and sent a copy of the First Notice of Hearing by certified mail to Defendant OLAES at her address of record. True and correct copies of the Declaration of Posting and the Declaration of Service by Mail are attached hereto, collectively, as Exhibit D, and incorporated as part of this Complaint.

19. On or about January 15, 2004, Building Inspection held the Director's Hearing, at which the owner was represented. On or about February 3, 2004, DBI issued an Order of Abatement ("First Order"). The First Order declared the Property a public nuisance and ordered Defendant to obtain a building permit within 10 days, meet any plan review requirements within 30 days, and complete all work within 30 days once permit is issued. A true and correct copy of the First Order is attached hereto as Exhibit E and incorporated as part of this Complaint.

20. On or about February 5, 2004, DBI posted the First Order in a conspicuous spot on the Property, and sent a copy of the First Order by certified mail to Defendant at her address of record. True and correct copies of the Declarations of Posting and Mailing are attached hereto, collectively, as Exhibit F, and are incorporated as part of this Complaint.

21. Defendant did not appeal the First Order to the San Francisco Abatement Appeals Board, and on March 3, 2004, Building Inspection caused the First Order to be recorded against the title to the Property. A true and correct copy of the Recorder's cover sheet is attached hereto as Exhibit G and incorporated as part of this Complaint.

22. As of November 3, 2014, the violations remain outstanding.

SECOND NOTICE OF VIOLATION

23. On or about February 14, 2014, following inspection, DBI issued another Notice of Violation ("Second NOV") for: deteriorated ground floor side exit door needing replacement (with a building permit), egress obstruction, and a demand to comply with Section 604 of the San Francisco Housing Code requiring:

> "that all wood and metal decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire escapes, or any parts thereof in weather-exposed areas of apartment buildings and hotels shall be inspected by a licensed general contractor, or a structural pest control licensee, or a licensed professional architect or engineer, verifying that the exit system, corridor, balcony, deck or any part thereof is in general safe condition, in adequate working order, and free from hazardous dry rot, fungus, deterioration, decay, or improper alteration. Property owners shall provide proof of compliance with this section by submitting an affidavit form provided by the Department, signed by the responsible inspector to the Housing Inspection Services Division every five years."

The Second NOV required Defendant to abate the violations within 30 days. A true and correct copy of the Second NOV is attached hereto as Exhibit H, and incorporated as part of this Complaint.

SECOND ORDER OF ABATEMENT

24. Defendant failed to comply with the Second NOV. On April 28, 2014, Building Inspection issued another Notice of Director's Hearing ("Notice of Second Hearing"). A Director's Hearing is a hearing before the Director of Building Inspection or the Director's designee, to determine

whether the property owner has complied with the NOV. The hearing was scheduled for May 15, 2014. A true and correct copy of the Notice of Second Hearing is attached hereto as Exhibit I, and incorporated as part of this Complaint.

25. On or about May 1, 2014, DBI sent a copy of the Notice of Second Hearing by certified mail to Defendant OLAES at her address of record. On or about May 5, 2014, DBI posted the Notice of Second Hearing in a conspicuous spot on the Property. True and correct copies of the Declarations of Service by Mail and Posting, are attached hereto, collectively, as Exhibit J, and incorporated as part of this Complaint.

26. On or about May 15, 2014, Building Inspection held the Director's Hearing, at which the owner was represented. On or about May 15, 2014, DBI issued an Order of Abatement ("Second Order"). The Second Order declared the Property a public nuisance and ordered Defendant to complete all work within seven days. A true and correct copy of the Second Order is attached hereto as Exhibit K and incorporated as part of this Complaint.

27. On or about May 28, 2014, DBI sent a copy of the Second Order by certified mail to Defendant at her address of record. On or about June 4, 2014, DBI posted the Second Order in a conspicuous spot on the Property. True and correct copies of the Declarations of Posting and Mailing are attached hereto, collectively, as Exhibit L, and incorporated as part of this Complaint.

28. Defendant did not appeal the Second Order to the San Francisco Abatement Appeals Board, and on July 16, 2014, Building Inspection caused the Second Order to be recorded against the title to the Property. A true and correct copy of the Recorder's cover sheet is attached hereto as Exhibit M and incorporated as part of this Complaint.

29. As of November 3, 2014, the violations remain outstanding.

THIRD NOTICE OF VIOLATION

30. On April 23, 2014, DBI issued another Notice of Violation ("Third NOV") for violations of the San Francisco Housing Code, including: lack of heat for units 1367 and 1367A. The Third NOV required Defendant to abate the violations within 7 days. A true and correct copy of the Third NOV is attached hereto as Exhibit N, and incorporated as part of this Complaint.

THIRD ORDER OF ABATEMENT

31. Defendant did not comply with the Third NOV. On July 8, 2014, Building Inspection issued another Notice of Director's Hearing ("Notice of Third Hearing"). A Director's Hearing is a hearing before the Director of Building Inspection or the Director's designee, to determine whether the property owner has complied with the NOV. The hearing was scheduled for July 24, 2014. A true and correct copy of the Notice of Third Hearing is attached hereto as Exhibit O, and incorporated as part of this Complaint.

32. On or about July 10, 2014, DBI sent a copy of the Notice of Third Hearing by certified mail to Defendant OLAES at her address of record. On or about July 11, 2014, DBI posted the Notice of Third Hearing in a conspicuous spot on the Property. True and correct copies of the Declarations of Service by Mail and Posting, are attached hereto, collectively, as Exhibit P, and incorporated as part of this Complaint.

33. On or about July 24, 2014, Building Inspection held the Director's Hearing, at which the owner was represented. On or about July 24, 2014, DBI issued another Order of Abatement ("Third Order"). The Third Order declared the Property a public nuisance and ordered Defendant to obtain all appropriate building and plumbing permits, and complete all work within seven days. A true and correct copy of the Third Order is attached hereto as Exhibit Q, and incorporated as part of this Complaint.

34. On or about August 8, 2014, DBI sent a copy of the Third Order by certified mail to Defendant at her address of record. On or about August 11, 2014, DBI posted the Third Order in a conspicuous spot on the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto, collectively, as Exhibit R, and incorporated as part of this Complaint.

35. Defendant did not appeal the Third Order to the San Francisco Abatement Appeals Board.

36. As of November 3, 2014, the violations remain outstanding.

FOURTH NOTICE OF VIOLATION

37. On April 25, 2014, DBI issued another Notice of Violation ("Fourth NOV") for violations of the San Francisco Housing Code, including: damaged/dry rotted siding at front and rear

of building, lack of carbon monoxide detectors, damaged windows, damaged and peeling paint presenting possible lead hazard, lack of handrails, damaged walls, ceiling and/or trim requiring repainting, lack of fire extinguishers, various habitability violations in units 1367, 1367A, and 1369, damaged rear and front exits stairs, including, stringers, posts, handrails, stair treads, risers, guard rails, and landing boards, requiring a building permit The Fourth NOV required Defendant to abate the violations within 7 days. A true and correct copy of the Fourth NOV is attached hereto as Exhibit S, and incorporated as part of this Complaint.

FOURTH ORDER OF ABATEMENT

38. Defendant did not comply with the Fourth NOV. On July 8, 2014, Building Inspection issued another Notice of Director's Hearing ("Notice of Fourth Hearing"). A Director's Hearing is a hearing before the Director of Building Inspection or the Director's designee, to determine whether the property owner has complied with the NOV. The hearing was scheduled for July 24, 2014. A true and correct copy of the Notice of Fourth Hearing is attached hereto as Exhibit T, and incorporated as part of this Complaint.

39. On or about July 10, 2014, DBI sent a copy of the Notice of Fourth Hearing by certified mail to Defendant OLAES at her address of record. On or about July 11, 2014, DBI posted the Notice of Fourth Hearing in a conspicuous spot on the Property. True and correct copies of the Declarations of Service by Mail and Posting, are attached hereto, collectively, as Exhibit U, and incorporated as part of this Complaint.

40. On or about July 24, 2014, Building Inspection held the Director's Hearing, at which the owner was represented. On or about July 24, 2014, DBI issued another Order of Abatement ("Fourth Order"). The Fourth Order declared the Property a public nuisance and ordered Defendant to obtain all appropriate building permits, and complete all work within seven days. A true and correct copy of the Fourth Order is attached hereto as Exhibit V, and incorporated as part of this Complaint.

41. On or about August 8, 2014, DBI sent a copy of the Fourth Order by certified mail to Defendant at her address of record. On or about August 11, 2014, DBI posted the Fourth Order in a conspicuous spot on the Property. True and correct copies of the Declarations of Mailing and Posting are attached hereto, collectively, as Exhibit W, and incorporated as part of this Complaint.

42. Defendant did not appeal the Fourth Order to the San Francisco Abatement Appeals Board.

43. As of November 3, 2014, the violations remain outstanding

44. At the time of trial, Plaintiffs will move the Court to amend this Complaint to include any conditions discovered after the filing of this Complaint.

FIRST CAUSE OF ACTION FOR VIOLATION OF THE STATE HOUSING LAW BROUGHT BY PLAINTIFFS THE CITY AND COUNTY OF SAN FRANCISCO AND THE PEOPLE OF THE STATE OF CALIFORNIA AGAINST ALL DEFENDANTS

(Health and Safety Code Sections 17920-17980.9)

45. Plaintiffs hereby incorporate by reference paragraphs 1-44, above, as though fully set forth herein.

46. Defendant is now, and for a considerable period of time heretofore, and at all relevant times herein mentioned has been, maintaining the Property as a substandard building as defined by Health and Safety Code Section 17920.3, which substantially endangers the life, limb, health, property, safety, or welfare of the public.

47. At all times herein mentioned Defendant has had notice and knowledge that said premises constituted a substandard building because she was served with administrative Notices and Orders issued by Building Inspection.

48. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the harm caused by the conditions described above.

49. Unless injunctive relief is granted, the residents of the Property and the residents and citizens of the City and County of San Francisco, will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the continuous enjoyment of the life and the free use of property of said residents of the City and County of San Francisco and the People of the State of California.

SECOND CAUSE OF ACTION FOR PUBLIC NUISANCE

BY PLAINTIFFS AGAINST ALL DEFENDANTS

COUNT ONE

PUBLIC NUISANCE PER SE

(San Francisco Housing and Building Codes)

50. Plaintiffs hereby incorporate by reference paragraphs 1-49, above, as though fully set forth herein.

51. Plaintiff City and County of San Francisco brings this cause of action pursuant to the San Francisco Housing and Building Codes.

52. Defendant is now, and for a considerable period of time and at all times herein mentioned has been, maintaining the Property in violation of the San Francisco Housing Code. Pursuant to Housing Code Section 401, any condition that is dangerous to human life or is detrimental to health or is a fire hazard, or any building that has insufficient ventilation or illumination or inadequate or unsanitary sewage or plumbing facilities, or any substandard building, is a per se public nuisance.

53. Defendant is now, and for a considerable period of time and at all relevant times herein mentioned has been, maintaining the Property in such a hazardous condition as to be dangerous to human life, detrimental to health, a fire hazard, and as a substandard building. The conditions constituting a continuing public nuisance in violation of San Francisco Housing Code are more fully described above and in Exhibits B, H, N and S.

54. Defendant is now, and for a considerable period of time and at all relevant times herein mentioned has been, maintaining the Property in violation of the San Francisco Building Code. Pursuant to Building Code Section 102, any building, structure, property, or part thereof, that is structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or is otherwise dangerous to human life, safety, or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or was erected, moved, altered, constructed or maintained in violation of law or ordinance is unsafe and a public nuisance.

55. Defendant is now, and for a considerable period of time and at all relevant times herein mentioned has been, maintaining the Property in a manner that is structurally unsafe and not provided with adequate egress, that constitutes a fire hazard, or is otherwise dangerous to human life, safety or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, and have erected, moved, altered, constructed or maintained the Property in violation of law or ordinance. The conditions constituting a public nuisance are more fully described above and in Exhibits B, H, N and S.

56. At all times herein mentioned Defendant has had notice and knowledge that the Property constituted a public nuisance and an unsafe building or structure because she was served with administrative Notices and Orders issued by Building Inspection, but she failed and refused to take reasonable steps to abate the nuisance.

57. Plaintiff has no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described above.

58. Unless said nuisance is abated, the residents of the adjacent properties, the surrounding neighborhood, and the residents and citizens of the City and County of San Francisco, will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the continuous enjoyment of the life and the free use of property of said residents of the City and County of San Francisco and the People of the State of California.

59. By maintaining the Property in a manner violating the San Francisco Housing Code, Defendant has violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Housing Code and the orders issued by Building Inspection, and Defendant is thus subject to civil penalties up to $1,000 per day for each day that such violations existed and were permitted to continue as set forth in Housing Code Section 204(c)(2).

60. By maintaining the Property in a manner violating the San Francisco Building Code, Defendant has violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Building Code and the orders issued by Building Inspection, and Defendant is thus subject to civil penalties up to $500 per day for each day that such violations existed and were permitted to continue as set forth in Building Code Section 103.

COUNT TWO

GENERAL PUBLIC NUISANCE STATUTE

(Civil Code Sections 3479, 3480)

61. Plaintiffs hereby incorporate by reference Paragraphs 1 through 60, above, as though fully set forth herein.

62. As described above, Defendant is now, and for a considerable period of time, and all relevant times, has been, maintaining the Property in such a manner as to constitute a continuing public nuisance within the meaning of Civil Code Sections 3479 and 3480. The practices described above are injurious to the health and safety of the residents and the community, are offensive to the senses, and interfere with the comfortable enjoyment of life and property. The practices described above also affect a considerable number of persons and an entire community or neighborhood.

63. At all times herein mentioned, Defendant knew or should have known that the Property was being maintained as a public nuisance, as alleged in the Complaint, but failed and refused to take reasonable steps to abate the nuisance.

64. Unless enjoined, Defendant will continue to operate the Property in the above-described condition as a public nuisance.

65. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described above. Unless injunctive relief is granted to enjoin Defendant, the public will suffer irreparable injury and damage.

66. Unless this nuisance is abated, the community, neighborhood, and the residents and citizens of the State of California and the City and County of San Francisco will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the enjoyment and the free use of the life and property of said residents and citizens of the State of California and the City and County of San Francisco.

THIRD CAUSE OF ACTION FOR NON-COMPLIANCE WITH AN ORDER OF ABATEMENT ISSUED BY THE SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION BROUGHT BY PLAINTIFF CITY AND COUNTY OF SAN FRANCISCO AGAINST ALL DEFENDANTS

(San Francisco Building Code Sections 102 And 103)

67. Plaintiff hereby incorporates by reference Paragraphs 1 through 66, above, as though fully set forth.

68. As described above, and as set forth in the Exhibits B, H, N and S to this Complaint, the Department of Building Inspection issued Notices of Violation pursuant to San Francisco Building Codes.

69. Defendant failed to comply with the Notices of Violation, by failing to abate the violations, and by continuing to allow the Property to remain in an unsafe and illegal condition for a substantial period of time.

70. As described above, and as set forth in the Exhibits E, K, Q, and V to this Complaint, the Director of the Department of Building Inspection has repeatedly issued Orders of Abatement.

71. Defendant has failed to comply with the Orders of Abatement, by continuing to ignore the violations contained in the NOVs, continuing to allow the substandard, unsafe, dilapidated condition of the Premises to persist, and by not filing the necessary building permit applications to repair the unsafe conditions.

72. Defendant is subject to civil penalties of up to $500.00 for each day that she failed to comply with the Building Inspection's Notices of Violation and Orders of Abatement, as set forth in Building Code Section 103.

FOURTH CAUSE OF ACTION FOR UNLAWFUL BUSINESS PRACTICES BROUGHT BY PLAINTIFF THE PEOPLE OF THE STATE OF CALIFORNIA AGAINST ALL DEFENDANTS (Business and Professions Code Sections 17200 - 17210)

73. Plaintiff hereby incorporates by reference Paragraphs 1 through 72 and makes them a part of this fourth cause of action, as though fully set forth.

74. Plaintiff, acting to protect the public as consumers and competitors from unlawful practices, brings this cause of action in the public interest in the name of the People of the State of California, pursuant to Business and Professions Code Section 17200 – 17210.

75. Defendant owns residential real property within the City and County of San Francisco, State of California. The violations of law described herein have been and are being carried out wholly or in part within the City and County of San Francisco.

76. The actions of Defendant are in violation of the laws and public policies of the City and County of San Francisco and the State of California and are inimical to the rights and interest of the general public. Unless enjoined and restrained by an order of this Court, Defendant will continue to engage in the unlawful and unfair acts and courses of conduct described herein.

77. Through the conduct described above, Defendant has engaged in the following unlawful business practices prohibited by Business and Professions Code Sections 17200 – 17210:

A. Violating the State Housing Law by maintaining substandard residential rental property that is endangering the life, limb, health, property, safety and welfare of the occupants of that property, the occupants of the neighboring properties, and the public;

B. Violating the San Francisco Housing Code;

C. Violating the San Francisco Building Code;

D. Creating and maintaining a public nuisance at the Property;

E. Failing to comply with Notices of Violation and an Order of Abatement issued by the San Francisco Department of Building Inspection.

79. Plaintiffs are likely to have evidentiary support, after reasonable opportunity for further investigation and discovery, to allege that as a direct and proximate result of the foregoing acts and practices, Defendant received income, capital appreciation, tax benefits and/or other benefits, which she would not have received if she had not engaged in the violations of Business and Professions Code Section 17200 described in this Complaint.

80. Plaintiffs are likely to have evidentiary support, after a reasonable opportunity for further investigation and discovery, to allege that Defendant's unlawful business practices affected and have been perpetrated against one or more senior citizens or disabled persons.

81. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described in this Complaint. Defendant will continue to engage in unlawful business practices unless enjoined. Unless injunctive

relief is granted to enjoin Defendant's unlawful business practices, Plaintiffs will suffer irreparable injury and damage.

82. Defendant is subject to civil penalties of up to $2,500 per violation of the Business and Professions Code for each act of employing unfair or unlawful business practices.

83. Defendant is subject to additional penalties of up to $2,500 per violation of the Business and Professions Code for each act of perpetrating unfair or unlawful business practices against one or more senior citizens or disabled persons.

WHEREFORE, Plaintiffs pray that:

1. Defendant be declared to have violated Health and Safety Code Section 17980, the San Francisco Housing and Building Codes, Civil Code Sections 3479 and 3480, and Business and Professions Code Sections 17200 – 17209;

2. The Property and structure located at 1367-1369 Natoma Street, together with the fixtures and moveable property therein and thereon, be judicially declared a public nuisance and a per se public nuisance, to be permanently abated in accordance with Health and Safety Code Section 17980, the San Francisco Housing Code Section 204, San Francisco Building Code Section 102, Civil Code Section 3479, and Code of Civil Procedure Section 731;

3. Defendant and her agents, officers, managers, representatives, employees, and anyone acting on her behalf, and their heirs and assignees, be permanently enjoined from operating, conducting, using, occupying, or in any way permitting the use of the property and structures at 12367-1369 Natoma Street as a public nuisance;

4. Defendant and her agents, officers, managers, representatives, employees, and anyone acting on her behalf, and their heirs and assignees be permanently enjoined from operating, conducting, using, occupying, or in any way permitting the use of the property and structures at 1367-1369 Natoma Street, in violation of Health and Safety Code Section 17980, the San Francisco Housing Code, the San Francisco Building Code, Civil Code Sections 3479 and 3480, and Business and Professions Code Sections 17200 – 17210;

5. Defendant, her agents, officers, managers, representatives, employees, and anyone acting on her behalf, and their heirs and assignees be preliminarily and permanently enjoined from operating, conducting, using, renting, leasing, occupying, or in any way permitting the use of the Property and structures at 1367-1369 Natoma Street until the Property and all parts thereto conform to law;

6. Defendant, her agents, officers, managers, representatives, employees, and anyone acting on her behalf, and their heirs and assignees be ordered to immediately cause the Property and all parts thereof to conform to law;

7. Pursuant to San Francisco Housing Code Section 204 (c)(2), Defendant be ordered to pay a civil penalty of $1,000 for each day that the Housing Code violations alleged in this Complaint occurred or were permitted to continue;

8. Pursuant to San Francisco Building Code Section 103, Defendant be ordered to pay a civil penalty of $500 for each day that the Building Code violations alleged in this Complaint occurred or were permitted to continue;

9. Pursuant to Business and Professions Code Sections 17206, Defendant be ordered to pay a civil penalty of $2,500 for each unlawful business act alleged in this Complaint;

10. Pursuant to Business and Professions Code Sections 17206.1, Defendant be ordered to pay an additional civil penalty of $2,500 for each unlawful business act that is perpetrated against a senior citizen or a disabled person;

11. Plaintiffs shall have a lien upon said premises in the amount expended to abate the violations and to have judgment in said amount against Defendant, and her successors and assigns;

12. Recordation of an abstract of judgment in this case constitutes a prior lien over any lien that may be held on the property by any defendant to this action;

13. Defendant, her agents, officers, managers, representatives, employees, and anyone acting on her behalf, shall pay all assessment costs, pursuant to Building Code Section 102;

14. Plaintiffs shall be awarded attorneys' fees and costs pursuant to Health and Safety Code Section 17980.7;

15. Pursuant to Health and Safety Code Section 17980.7(c) and Code of Civil Procedure §§564-570, if Defendant fails to abate the violations in a manner constitute with the Court's orders, the Court may appoint a receiver to manage the Property and correct the violations at Defendant's expense;

16. Plaintiffs be awarded costs incurred herein; and

17. Plaintiffs shall have such further and other relief as the court deems just.

Dated: November 5, 2014

DENNIS J. HERRERA
City Attorney
YVONNE R. MERE
Chief Attorney
Neighborhood and Resident Safety Division
MICHAEL S. WEISS
Deputy City Attorney

By: _____
MICHAEL S. WEISS
Attorneys for Plaintiffs
CITY AND COUNTY OF SAN FRANCISCO AND
PEOPLE OF THE STATE OF CALIFORNIA

INDEX TO EXHIBITS

Exhibit	Description
A	Property Description for 1367-1369 Natoma Street, San Francisco, California
B	First Notice of Violation issued 11-7-03
C	Notice of First Director's Hearing 12-30-03
D	Declarations of Posting and Mailing 1-7-04
E	First Order of Abatement 2-3-04
F	Declarations of Posting and Mailing First Order 2-5-04
G	Recorder's Office Cover Sheet for First Order 3-3-04
H	Second Notice of Violation issued 2-14-04
I	Notice of Second Director's Hearing 4-28-14
J	Declarations of Mailing and Posting Second Notice 5-1-14 and 5-5-14
K	Second Order of Abatement 5-15-14
L	Declaration of Mailing/Posting Second Order 5-28-14 and 6-4-14
M	Recorder's Cover Sheet for Second Order of Abatement 7-16-14
N	Third Notice of Violation issued 4-23-14
O	Notice of Third Director's Hearing 7-8-14
P	Declarations of Mailing/Posting Third Notice 7-10-14 and 7-11-14
Q	Third Order of Abatement 7-24-14
R	Declarations of Mailing/Posting Third Order 8-8-14 and 8-11-14
S	Fourth Notice of Violation issued 4-25-14
T	Notice of Fourth Director's Hearing 7-8-14
U	Declarations of Mailing/Posting Fourth Notice 7-10-14 and 7-11-14
V	Fourth Order of Abatement 7-24-14
W	Declaration of Mailing/Posting Fourth Order 8-8-14 and 8-11-14

EXHIBIT "A"

EXHIBIT A

Property Address:
1367-1369 Natoma Street
Block 3548 Lot 077

The property in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the easterly line of Natoma Street distant thereon 155 feet northerly from the northerly line of Fifteenth Street; running thence northerly and along said easterly line of Natoma Street 25 feet; thence at a right angle easterly 75 feet; thence at a right angle southerly 25 feet; thence at a right angle westerly 75 feet to the said easterly line of Natoma Street and the point of beginning.

BEING part of Mission Block No. 31.

EXHIBIT "B"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 200345066

OWNER/AGENT: OLAES VILMA M

MAILING ADDRESS: OLAES VILMA M
2545 SEDGWICK AV #6-D
NEW YORK NY

10468

DATE: 07-NOV-03

LOCATION: 1367 NATOMA ST

BLOCK: 3548 **LOT :** 077

NOTICE TYPE: ROUTINE

BUILDING TYPE: APT **USE TYPE:** R1

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	APPLY FOR BUILDING PERMIT TO REPLACE STRUCTURALLY UNSOUND FRONT AND REAR STAIRS (2 SETS OF PLANS REQUIRED) APPLY WITHIN 10 DAYS OF THIS NOTICE SEC 801 H.C.1001H.C.	APPLY FOR BUILDING PERMIT TO REPLACE STRUCTURALLY UNSOUND FRONT AND REAR STAIRS. APPLY FOR PERNIT WITHIN 10 DAYS OF THIS NOTICE (2 SETS OF PLANS REQUIRED) SEC 801 H.C. 1001H.C.
2	REPAIR/REPLACE ROOF TO PREVENT WATER SEEPAGE INTO UNIT 1369, WATER LEAKS OBSERVED THROUGHOUT UNIT SEC 1001H.C.	REPAIR/REPLACE ROOF TO PREVENT WATER SEEPAGE. ROOF LEAKS OBSERVED IN UNIT 1369 (THROUGHOUT) REPAIR ROOF AND CEILINGS AND WALLS. SEC 1001H.C.
3	REMOVE CLOTHESLINE AT REAR STAIRS SEC 1001H.C.	REMOVE CLOTHESLINE AT REAR STAIRS SEC 1001H.C.
4	REMOVE STORAGE REAR STAIRS AND UNDER STAIRS SEC 1001H.C.	REMOVE STORAGE REAR STAIRS AND UNDER STAIRS SEC 1001H.C.
5	REPAIR HARD-WIRED SMOKE DETECTOR SEC 1001H.C.	REPAIR HARD-WIRED SMOKE DETECTOR UNIT #1369 SEC 1001H.C.
6	REPAIR WINDOW FRAMES THROUGHOUT UNIT #1369 SEC 1001H.C.	REPAIR WINDOW FRAMES THROUGHOUT UNIT #1369 SEC 1001H.C.
7	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)	PAINT EXTERIOR OF BUILDING FRONT AND REAR SEC 1001H.C.
8	ELIMINATE MOLD/MILDEW ON CEILING (1301,1001b(13),1306 HC)	THROUGHOUT UNIT #1369 SEC 1001H.C.
9	ELIMINATE MOLD/MILDEW ON WALLS (1301,1001B(13),1306 HC)	THROUGHOUT UNIT #1369 SEC 1001H.C.

ALL ITEMS MUST BE COMPLETED WITHIN 30 **DAYS. REINSPECTION DATE :** 12 December 2003 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Ronald Dicks AT 415-558-6632

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "C"

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street , San Francisco, CA 94103-2414

December 30, 2003

Owner: OLAES VILMA M
2545 SEDGWICK AV #6-D
NEW YORK NY
10468

Address: 1367 NATOMA ST
AKA 1367 – 1369 NATOMA ST
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: DA0
Hearing Number: 200345066
Inspector: Dicks

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: January 15, 2004
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 AT 10:00 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The list of violation(s) have been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102.2, 110 Table 1-G & 110 Table 1-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Frank Y. Chiu, Director
Department of Building Inspection

Enclosures
(r:\oracle\dbi\reports30\dhnotice)

EXHIBIT "D"

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street , San Francisco, CA 94103-2414

December 30, 2003
Address: 1367 NATOMA ST AKA 1367 – 1369 NATOMA ST
Block: 3548 **Lot: 077** **Seq: 1** **Tract: 202** **Case: DA0**

Inspector: Dicks **Hearing Number:** **200345066**

Owner: OLAES VILMA M
2545 SEDGWICK AV #6-D
NEW YORK NY
10468

DECLARATION OF POSTING OF COMPLAINT(S) AND NOTICE OF DIRECTOR'S HEARING

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, is a comspicuous place on the building, structure or part thereof described in the Notice of Hearing: to wit:

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 1/7/04, at San Francisco, California.

Signature

(I:\appls\permit\reports\dhdecpo)

DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco
1660 Mission Street , San Francisco, CA 94103-2414

December 30, 2003 Address: 1367 NATOMA ST AKA 1367 – 1369 NATOMA ST
Block: 3548 Lot: 077 Seq: 1 Tract: 202 Case: DA0

Inspector: Dicks **Hearing Number: 200345066**

Owner: OLAES VILMA M
2545 SEDGWICK AV #6-D
NEW YORK NY
10468

DECLARATION OF SERVICE OF COMPLAINT(S) AND NOTICE OF DIRECTOR'S HEARING BY MAIL

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 1/7/04. S Hodge, at San Francisco, California.

Signature

(I:\appls\permit\reports\dhdecma)

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Po
Sent To
Street, A or PO Bo
City, Sta

Postmark Here

Vilma M. Olaes
2545 Sedgwick Ave. #6-D
New York, NY 10468

7001 0320 0002 2308 5449

PS Form 3800, January 2001

Instructions

EXHIBIT "E"

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ORDER OF ABATEMENT
ORDER NO. 200345066 - A

Owner **Vilma M. Olaes**
2545 Sedgwick Ave. #6-D
New York, NY 10468

Address: 1367 Natoma Street
aka 1367 – 1369 Natoma Street
Block: 3548 Lot: 077 Seq: 01
Census Tract: 202 Source: DA0
Inspector/Division: R. Dicks/HID
Complaint No: 200345066
Date Order of Abatement Issued: February 3, 2004

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **January 15, 2004** in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner **was** represented.
After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: **November 7, 2003**.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

10 Days to file for a Building permit; 30 Days to meet any Plan Review requirements; and 30 Days to complete all work that requires permit, once permit is issued.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code.
For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board=s Secretary at 1660 Mission Street, 6th floor, (415) 558-6454.

Very truly yours,

Frank Y. Chiu, Director

Hearing Officer: Michael Hennessy
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EXHIBIT "F"

DEPARTMENT OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET, SAN FRANCISCO, CALIFORNIA 94103-2414

February 3, 2004 Address: 1367 NATOMA ST aka 1367 – 1369 NATOMA ST

Block: 3548 Lot: 077 Seq: 01 Tract: 202 Case: DA0

Inspector: Dicks

Hearing Number: 200345066

Owner: Vilma M. Olaes
2545 Sedgwick Avenue #6-D
New York, NY 10468

DECLARATION OF POSTING OF THE ORDER OF ABATEMENT PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

_____

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.
Executed on 2/3/04 at San Francisco, California.

Signature

U:\OA\OA Forms\OA Posting Form.doc

DEPARTMENT OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET, SAN FRANCISCO, CALIFORNIA 94103-2414

February 3, 2004 Address: 1367 NATOMA ST aka 1367 – 1369 NATOMA ST

Block: 3548 Lot: 077 Seq: 01 Tract: 202 Case: DA0

Inspector: Dicks

Complaint: 200345066

Owner: **Vilma M. Olaes**
2545 Sedgwick Avenue #6-D
New York, NY 10468

DECLARATION OF SERVICE OF ORDER OF ABATEMENT BY MAIL PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of Sanfrancisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 2/5/04

Signature

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Post
Postmark Here

Sent To Vilma M. Olaes
Street, Apt. or PO Box N 2545 Sedgwick Ave. #6-D
City, State, Z New York, NY 10468

7001 0320 0002 2304 2271

PS Form 3800, January 2001 See Reverse for Instructions

U:\OA\OA Forms\OA Form Mail Abatement.doc

EXHIBIT "G"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
S. HODGE
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2004-H669300-00
Acct 40-SFCC Bureau Of Building Inspections
Wednesday, MAR 03, 2004 13:21:31
Ttl Pd $0.00 Nbr-0002421283
REEL I586 IMAGE 0630
ogi/GG/1-4

(Space above this line reserved for Recorder's use)

ORDER OF ABATEMENT
1367 NATOMA STREET
AKA 1367 – 1369 NATOMA STREET

Block/Lot/ No 3548/077

NO.: 200345066– A
(DA0) (DH 01/15/2004)

ENTERED 3/23/04

RECEIVED
MAR 23 2004
DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ORDER OF ABATEMENT
ORDER NO. 200345066 - A

H669300

Owner **Vilma M. Olaes**
2545 Sedgwick Ave. #6-D
New York, NY 10468

Address: 1367 Natoma Street
aka 1367 – 1369 Natoma Street
Block: 3548 Lot: 077 Seq: 01
Census Tract: 202 Source: DA0
Inspector/Division: R. Dicks/HID
Complaint No: 200345066
Date Order of Abatement Issued: February 3, 2004

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **January 15, 2004** in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner **was** represented.
After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: **November 7, 2003**.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

10 Days to file for a Building permit; 30 Days to meet any Plan Review requirements; and 30 Days to complete all work that requires permit, once permit is issued.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code.
For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board=s Secretary at 1660 Mission Street, 6th floor, (415) 558-6454.

Very truly yours,

Frank Y. Chiu, Director

Hearing Officer: Michael Hennessy
U:\OA\OA Documents\OAsDH011504.doc

EXHIBIT "H"

DEPARTMENT BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201450901

OWNER/AGENT: OLAES VILMA M

MAILING ADDRESS: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY

10468

DATE: 14-FEB-14

LOCATION: 1367 NATOMA ST

BLOCK: 3548 **LOT :** 077

NOTICE TYPE: COMPLAINT

BUILDING TYPE: NA **USE TYPE:** NA

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

	ITEM	DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	1367-69 NATOMA STREET "COMMON AREAS"
2	COMPLY WITH SECTION 604 OF THE SAN FRANCISCO HOUSING CODE(604 HC)	COMPLETE AND RETURN TO HOUSING INSPECTION SERVICES THE COMPLIANCE AFFIDAVIT FOR SECTION 604 OF THE SAN FRANCISCO HOUSING CODE(ATTACHED WITH THIS NOTICE OF VIOLATION)
3	REPLACE GROUND FLOOR SIDE EXIT DOOR (1001)(d),1001(b)(13) HC)	REPLACE DETERIORATED GROUND FLOOR SIDE EXIT DOOR WITH APPROVED DOOR. OBTAIIN BUILDING PERMIT AND HAVE INSPECTED AND APPROVED BY THE DISTRICT BUILDING INSPECTOR.
4	REMOVE EGRESS OBSTRUCTION AT (801,1001(l)1001(d) HC)	REMOVE ITEMS STORED ON THE REAR EXTERIOR STAIRWAY WHICH ARE BLOCKING THE EGRESS PATH OF TRAVEL.
5	PROVIDE DEADLATCH LOCKS WITH MIN 1/2" THROW AND SELF CLOSING DEVICE AT EXIT DOORS (706, 1001(d) HC)	PROVIDE DEADLATCH LOCKS WITH MIN 1/2" THROW AND SELF CLOSING DEVICE AT THE GROUND FLOOR EXIT DOOR.
6	INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 **DAYS. REINSPECTION DATE :** 17 March 2014 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Luis Barahona AT 415-558-6204

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street, 6th Floor, San Francisco, California 94103-2414
(415) 558-6220, Fax No. (415) 558-6249, Email: DBIHIDComplaints@sfgov.org
Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of $52.00, and (2) an hourly rate of $104.00 for case management/administration, and $170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A.18 et seq., 102A.19 et seq.,and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000.00, or by imprisonment not exceeding six (6) months; or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD BASED PAINT DISTURBANCE:
Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed $500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled *What You Should Know About the Department of Building Inspection Code Enforcement Process* or download the document from the Department website.

EXHIBIT "I"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

April 28, 2014

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: DC2
Inspector: Barahona
Hearing Number : 201450901

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: May 15, 2014
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **Barahona** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E.,C.B.O., Director
Department of Building Inspection

EXHIBIT "J"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED April 28, 2014

ADDRESS: 1367 1369 NATOMA ST, 0000
INSPECTOR: Barahona
OWNER: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Directors' Hearing Date: May 15, 2014
Hearing Number: **201450901**
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: DC2

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 5/1/2014, San Francisco, California. By: _____
(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 5/5/2014, at San Francisco, California.

By: Luis Barahona Signature: _____
(Print name) (Date)

List of Owners/Interested Parties

Address: 1367 Natoma Street (aka 1367-1369 Natoma)

Complainant:
Russell Crosby
1367 Natoma Street, Apt #4
San Francisco, CA 94103

1.
Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx. NY 10468

2.
Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122

3.
Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033

4.
Calvin Louie & Edmund Jew
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 6/1/1992. Loan Amount $30,000.00
Recorded Doc - F137513 Reel F646 Image 0816

5.
Dennis Dere
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 1/17/1992. Loan Amount $30,000.00
Recorded Doc – F060031 Reel F550 Image 0119

6.
Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402

Deed of Trust dated 10/17/1990. Loan # C91000983. Loan Amount $85,000.00
Recorded Doc – E808591 Reel F238 Image 0027

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7012 2920 0000 5671 2509

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122
NOV 201450901

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Sent To
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City, State, ZIP+4

Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx. NY 10468
NOV 201450901

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City, State, ZIP+4

Calvin Louie & Edmund Jew
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV 201450901

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7012 2920 0000 5671 0291

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033
NOV 201450901

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7012 2920 0000 5671 0314

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Dennis Dere
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV 201450901

PS Form 3800, Aug

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Total Postage & Fees $

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7012 2920 0000 5671 0321

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402
NOV 201450901

PS Form 3800, A

EXHIBIT "K"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201450901

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Census Tract: 202 Source: DC2
Complaint: 201450901
Date Order of Abatement Issued: May 15, 2014
Inspector/Division: Barahona\HIS
Housing Division Representative: Andy Karcs
Hearing Officer: Steven Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **May 15, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **February 14, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 **Days to complete all work - as noted in the above referenced NOV**

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Andrew Karcs for

Approved for Distribution on May 23, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "L"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED May 28, 2014

Address: 1367 1369 NATOMA ST, 0000
Inspector: Barahona
Directors' Hearing Date: May 15, 2014
Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY

10468

Hearing Number: 201450901
Block: 3548 **Lot No:** 077 **Seq:** 1
Tract: 202 **Case:** DC2

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 5/28/2014, at San Francisco, California. By: _____
(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employeed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 6/4/14, at San Francisco, California.

By: Luis Barahona (Print name) (Date) Signature: _____

7012 3460 0001 6365 3313

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Sent To Vilma M. Olaes
Street, Apt. or PO B 1392 45th Avenue
City, St San Francisco, CA 94122
NOV#201450901

PS Form 3800, August 2006 See Reverse for Instructions

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Total I

Sent To Vilma M. Olaes
Street, Apt. or PO B 95 Cabrini Blvd., #3J
City, St New York, NY 10033
NOV#201450901

PS Form 3800, August 2006 See Reverse for Instructio

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Sent To Vilma M. Olaes
Street, Apt. or PO Box 1 Fordham Hill Oval, #6F
City, State, Bronx. NY 10468
NOV#201450901

PS Form 3800, August 2006 See Reverse for Instructio

EXHIBIT "M"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J908109-00
Acct 40-SFCC Bureau Of Building Inspections
Wednesday, JUL 16, 2014 15:50:10
Ttl Pd $0.00 Rcpt # 0004971196
onf/NF/1-4

RECEIVED
JUL 24 2014
DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

ORDER OF ABATEMENT
1367 1369 NATOMA ST,0000

Block/Lot/Seq. - 3548 / 077 / 1

NO. 201450901A

DC2- DH 15-MAY-14

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201450901

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Census Tract: 202 Source: DC2
Complaint: 201450901
Date Order of Abatement Issued: May 15, 2014
Inspector/Division: Barahona\HIS
Housing Division Representative: Andy Karcs
Hearing Officer: Steven Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **May 15, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **February 14, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 **Days to complete all work - as noted in the above referenced NOV**

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Andrew Karcs for

Approved for Distribution on May 23, 2014
by Rosemary Bosque, Chief Housing Inspector

ENTERED

EXHIBIT "N"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street, 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201468711

OWNER/AGENT: OLAES VILMA M
MAILING ADDRESS: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

DATE: 23-APR-14
LOCATION: 1367 NATOMA ST
BLOCK: 3548 **LOT:** 077
NOTICE TYPE: ROUTINE

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	1367 and 1367A Natoma.
2	PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM FOR 13 HRS BETWEEN 5:00 A.M. AND 11:00 A.M. AND BETWEEN 3:00 P.M. AND 10:00 P.M. CAPABLE TO MAINTAINING A MIN. ROOM TEMP. OF 68 DEGREES F. (20 DEGREES C.). (701c HC)	Repair/replace inoperable wall heaters in apartment #'s 1367 and 1367A Natoma. At the time of this inspection the wall heaters were not working.
3	INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

ALL ITEMS MUST BE COMPLETED WITHIN 7 DAYS. REINSPECTION DATE : 29 April 2014 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME

CONTACT HOUSING INSPECTOR : Harry DerVartanian AT 415-575-6990

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "O"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

July 8, 2014

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: XF1
Inspector: DerVartanian
Hearing Number : 201468711

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: July 24, 2014
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **DerVartanian** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E.,C.B.O., Director
Department of Building Inspection

EXHIBIT "P"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED July 8, 2014

ADDRESS: 1367 1369 NATOMA ST, 0000
INSPECTOR: DerVartanian
OWNER: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Directors' Hearing Date: July 24, 2014
Hearing Number: **201468711**
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: XF1

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 7/10/2014, San Francisco, California. By: _____
(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 7-11-14, at San Francisco, California.

By: HARRY DERVARTANIAN 7-11-14 Signature: _____
(Print name) (Date)

Housing Inspection Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfgov.org/dbi

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Sent To: Dennis Dere
Street, A or PO B: c/o Resource Captial
City, Sta: 655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV#201468711

PS Form 3800, August 2006 — See Reverse for Instructions

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Sent To: Security Pacific Financial Services
St or Cit: 2455 Bennett Valley Road, #220
Santa Rosa, CA 95402
NOV#201468711

PS Form 3800, August 2006 — See Reverse for Instructions

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Sent To: Vilma M. Olaes
Street, Apt. or PO Box: 95 Cabrini Blvd., #3J
City, State, Z: New York, NY 10033
NOV#201468711

PS Form 3800, August 2006 — See Reverse for Instructions

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Sent To: Calvin Louie & Edmund Jew
Street, Ap or PO Bo: c/o Resource Captial
City, State: 655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV#201468711

PS Form 3800, August 2006 — See Reverse for Instructions

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Sent To: Vilma M. Olaes
Street, Apt. or PO Box: 1 Fordham Hill Oval, #6F
City, State, : Bronx. NY 10468
NOV#201468711

PS Form 3800, August 2006 — See Reverse for Instructions

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Sent To: Vilma M. Olaes
Street, Apt or PO Box: 1392 45th Avenue
City, State, : San Francisco, CA 94122
NOV#201468711

PS Form 3800, August 2006 — See Reverse for Instructions

List of Owners/Interested Parties

Address: 1367 Natoma Street (aka 1367-1369 Natoma)

Complainant:

N/A

1.
Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx. NY 10468

2.
Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122

3.
Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033

4.
Calvin Louie & Edmund Jew
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 6/1/1992. Loan Amount $30,000.00
Recorded Doc - F137513 Reel F646 Image 0816

5.
Dennis Dere
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 1/17/1992. Loan Amount $30,000.00
Recorded Doc – F060031 Reel F550 Image 0119

6.
Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402

Deed of Trust dated 10/17/1990. Loan # C91000983. Loan Amount $85,000.00
Recorded Doc – E808591 Reel F238 Image 0027

7/9/2014 – No New Docs Recorded

Tract: 202/ Source: XF0, XF1

Updated: 7/9/2014

EXHIBIT "Q"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201468711

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 **Lot:** 077 **Seq:** 1
Census Tract: 202 **Source:** XF1
Complaint: 201468711
Date Order of Abatement Issued: July 24, 2014
Inspector/Division: Herring\HIS
Housing Division Representative: Alan Davison
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **July 24, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **April 23, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 **Days to complete all work - appropriate Building,Plumbing permit(s) required**

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Andrew Karo for R Bosque

Approved for Distribution on August 7, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "R"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED August 8, 2014

Address: 1367 1369 NATOMA ST, 0000
Inspector: Herring
Directors' Hearing Date: July 24, 2014
Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY

10468

Hearing Number: 201468711
Block: 3548 **Lot No:** 077 **Seq:** 1
Tract: 202 **Case:** XF1

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 8/8/2014, at San Francisco, California. By: _____
(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employeed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 8-11-14, at San Francisco, California.

By: David Herring 8-11-14 Signature: _____
(Print name) (Date)

Housing Inspection Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfdbi.org

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or PO Box No. 95 Cabrini Blvd., #3J
City, State, ZIP+4 New York, NY 10033
NOV#201468711.

PS Form 3800, August 2006 See Reverse for Instructions

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City, State, Z San Francisco, CA 94122
NOV#201468711

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or PO Bo 1 Fordham Hill Oval, #6F
City, Stat Bronx. NY 10468
NOV#201468711

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EXHIBIT "S"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201468691

OWNER/AGENT: OLAES VILMA M

MAILING ADDRESS: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY

10468

DATE: 25-APR-14

LOCATION: 1367 NATOMA ST

BLOCK: 3548 **LOT :** 077

NOTICE TYPE: ROUTINE

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	Apartments and the common areas of the subject property.
2	REPAIR STAIRS (1001(b)(13)HC)	THERE WAS DAMAGE NOTED AT REAR AND FRONT EXIT STAIRS, INCLUDING STRINGERS, POSTS, HANDRAILS, STAIR TREADS, RISERS, GUARD RAILS AND LANDING BOARDS. USE ONLY DECAY RESISTANT MATERIALS TO REPAIR OR REPLACE DAMAGED STRUCTURE. DO NOT PAINT/WEATHER PROOF ANY NEW MATERIALS UNTIL AFTER INSPECTION BY THE DISTRICT BUILDING INSPECTOR. You are required to file, within 15 days along with a copy of this Notice of Violation, a Building Permit Application and commence repairs. You are required to complete the work within 30 days. Call for periodic and or a final building inspection using the tel. no. on the white JOB Card. Permits signed off by the District Building Inspector must be presented at the Housing Re-inspection in order to abate this case. If more than fifty percent repairs are made to stairs or stairs are replaced, you must submit a copy of this Notice of Violation and 2 sets of floor plans with the Building Permit Application. ESTIMATED COST OF LABOR AND MATERIALS TO PERFORM REPAIRS IS $10000.
3	REPAIR WEATHER PROOFING ON SIDING (1001(h),703 HC)	Repair/replace damaged/dry rotted siding at front and rear of building. NOTE: A Building Permit is required. In order to abate this case the Building Permit must be signed off prior to reinspection by the Housing Inspector.
4	PROVIDE SELF-CLOSING DEVICES AT EXTERIOR DOORS (706 HC)	Gates at front of building must self close and self latch including the door to the tradesman alley going to the rear yard.

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201468691

5	PROVIDE CARBON MONOXIDE DETECTOR/ALARMS (420 SFBC)	Carbon monoxide detector-alarms are required in all apartments with fossil-fuel burning heaters or appliances, fireplaces or attached garages and on all floors above and below a fossil fuel-burning heater or appliance, fireplace or attached garage. Since there are gas burning appliances and heaters in the units a carbon monoxide detector-alarm in all apartments. NOTE: Combination carbon monoxide detector-alarms and smoke detector-alarms can be used in areas that require both type detector-alarms.
6	REPAIR WINDOWS (708, 1001-b,h HC)	In all apartments, window sash frames do not operate correctly, have broken or missing sash cords, do not latch and or provide adequate seal. Repair or replace and adjust as needed so all apartment windows, including those at specific locations indicated below, operate correctly, can be latched and provide an adequate seal. NOTE: If windows are replaced a Building permit is required. Building permits must be signed off and finaled prior to reinspection by the Housing Inspector.
7	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING (703, 1301 SFCH)	Wherever damaged or peeling paint exists, including specific locations indicated below.
8	"Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 square feet. (Sec.3604, SFBC) Informational packets are available at (415) 558-6088. You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97."	
9	REPAIR HANDRAILS (802(c),1001(b)(13)HC)	Provide handrails on front and rear stairs from the top floor unit to the ground. NOTE: A Building Permit is required to install handrails, in order to abate this case all permits must be signed off prior to reinspection by the Housing Inspector.
10	PAINT WALLS, CEILINGS AND/OR TRIM (1001-b, 1301, 1306 HC)	Repaint all areas where paint is removed or damaged or where surfaces are repaired including specific apartment locations indicated below.

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201468691

11	PAINT (1301 HC)	Repaint all areas where paint is removed or damaged or where surfaces are repaired.
12	PROVIDE FIRE EXTINGUISHER TYPE 2A 10BC OR EQUIVALENT.(905, 1001(n)HC)	Provide fire extinguisher TYPE 2A 10BC or equivalent with current date tag at each floor. NOTE: ONLY FIRE EXTINGUISHERS CERTIFIED OR SERVICED BY AN INDUSTRY PROFESSIONAL ARE APPROVED..(905, 1001(n)HC)
13	POST ENCLOSED GAS METER INSTRUCTIONAL DIAGRAM IN A PUBLIC AREA. (712 HC)	Post gas meter diagram in a public area.
14	UTILITY SHUT OFF TOOL (712 HC)	Provide shutoff tool for gas utility shutoff in gas meter room under front stairs (712 HC).
15	In apartment 1369, correct all violations cited in the column to the right.	(a) Repair damaged walls and ceiling and repaint in front bedroom (1001-b, 1306 HC). (b) Repair, replace or adjust damaged window sashes, frames, balancers so they operate correctly and provide weather protection (703, 1001-b,h HC). (c) Repair damaged floor covering in kitchen, rear porch area and bathroom (1001b, 1306 HC). (d) Install overflow tube on water heater temperature pressure relief valve in an approved manner (1001-f HC). NOTE: A Plumbing Permit is required to complete this work (103.1.1 PC)
16	In apartment 1367A, correct all violations sited in the column to the right.	(a) Repair/replace/adjust damaged apartment door with approved smoke enclosure door that operates correctly, fully self closes and latches, front door must have a handle and working latch (706, 807, 1001-b HC). (b) Repair/replace/provide handle, latch and lock on bathroom door (706, 807, 1001-b HC). (c) Throughout apartment, repair, replace or adjust damaged window sashes, broken sash cords, frames, balancers so they operate correctly and provide weather protection (703, 1001-b,h HC). (d) Repair light/exposed wires at light in entry (1001e HC). (e) Provide missing smoke detector (908, 911 HC). (f) Provide carbon monoxide detector (420 SFBC). (g) Repair/replace/resurface damaged/rusted/chipped apartment bathtub (505, 1001b,f HC). (h) Repair damaged floor covering in kitchen and bathroom (1001b, 1306 HC).

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201468691

17	In apartment 1367, correct all violations cited in the column to the right.	(a) At front entry door to apartment repair/replace/adjust damaged apartment door with approved smoke enclosure door that operates correctly, fully self closes and latches, door must have a working handle and latch (706, 807, 1001-b HC). (b) Repair damaged wall and ceiling and repaint (1001-b, 1306 HC). (c) Throughout apartment repair, replace or adjust damaged window sashes, broken sash cords, frames, balancers so they operate correctly and provide weather protection (703, 1001-b,h HC). (d) Rewire substandard wiring in bedroom from lightswitch to overhead light. NOTE: An Electrical Permit is required to do this work (1001e HC). (e) Provide missing smoke detector (908, 911 HC). (f) Provide carbon monoxide detector (420 SFBC). (g) Eliminate mold and mildew on walls and ceiling in bathroom and tub/shower surround (1301, 1001-b, 1306 HC). (h) Provide a waterproof surface for tub/shower surround (1001-b HC). Building Permit required. (i) Repair damaged floor covering in porch area and bathroom (1001b, 1306 HC).
18	INSPECTOR COMMENTS	At the time of the re-inspection provide the Housing Inspector acces to apartment 1367B.
19	INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
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NOTICE OF VIOLATION

COMPLAINT: 201468691

20 INSPECTOR COMMENTS

Repairs cited in this Notice require a Building Permit, and may require Plumbing and / or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires (a) permit(s).
THIS CASE CAN NOT BE ABATED UNTIL THE HOUSING INSPECTOR MAKES A FINAL INSPECTION TO VERIFY THAT ALL VIOLATIONS HAVE BEEN CORRECTED AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND FINALIZED. ON REINSPECTION DAY, PRESENT TO THE HOUSING INSPECTOR THE JOB CARD, PERMIT APPLICATION AND PERMITS INDICATING THAT ALL REQUIRED WORK UNDER PERMIT IS COMPLETE. PRIOR TO REINSPECTION BY THE HOUSING INSPECTOR, CALL BUILDING, ELECTRICAL AND/OR PLUMBING INSPECTOR(S) FOR REQUIRED INSPECTION(S).

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. **REINSPECTION DATE :** 30 May 2014 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Harry DerVartanian AT 415-575-6990

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "T"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

July 8, 2014

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: XF0
Inspector: DerVartanian
Hearing Number : 201468691

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: July 24, 2014
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **DerVartanian** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E.,C.B.O., Director
Department of Building Inspection

EXHIBIT "U"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED July 8, 2014

ADDRESS: 1367 1369 NATOMA ST, 0000
INSPECTOR: DerVartanian
OWNER: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Directors' Hearing Date: July 24, 2014
Hearing Number: **201468691**
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: XF0

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 7/10/2014 San Francisco, California. By: _____
(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing. to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 7-11-14, at San Francisco, California.

By: HARRY DER VARTANIAN 7-11-14 Signature: _____
(Print name) (Date)

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Dennis Dere
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV#201468691
PS Form 3800, August 2006
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City, State, ZIP
Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402
NOV#201468691
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Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033
NOV#201468691
PS Form 3800, August 2006
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Calvin Louie & Edmund Jew
c/o Resource Captial
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San Francisco, CA 94102
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City, State, Z
Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx. NY 10468
NOV#201468691
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or PC
City,
Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122
NOV#201468691
PS Form 3800, August 2006
See Reverse for Instruction
7012 3460 0001 6365 5225

List of Owners/Interested Parties

Address: 1367 Natoma Street (aka 1367-1369 Natoma)

Complainant:

N/A

1.
Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx. NY 10468

2.
Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122

3.
Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033

4.
Calvin Louie & Edmund Jew
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 6/1/1992. Loan Amount $30,000.00
Recorded Doc - F137513 Reel F646 Image 0816

5.
Dennis Dere
c/o Resource Captial
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 1/17/1992. Loan Amount $30,000.00
Recorded Doc – F060031 Reel F550 Image 0119

6.
Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402

Deed of Trust dated 10/17/1990. Loan # C91000983. Loan Amount $85,000.00
Recorded Doc – E808591 Reel F238 Image 0027

7/9/2014 – No New Docs Recorded

Tract: 202/ Source: XF0, XF1

Updated: 7/9/2014

EXHIBIT "V"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201468691

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 **Lot:** 077 **Seq:** 1
Census Tract: 202 **Source:** XF0
Complaint: 201468691
Date Order of Abatement Issued: July 24, 2014
Inspector/Division: Herring\HIS
Housing Division Representative: Alan Davison
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **July 24, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **April 25, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 **Days to complete all work - appropriate Building permit(s) required**

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Andrew Kan for RV Bosque

Approved for Distribution on August 7, 2014
by Rosemary Bosque, Chief Housing Inspector

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EXHIBIT "W"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

DATE AFFIDAVIT PREPARED August 8, 2014

Address: 1367 1369 NATOMA ST, 0000
Inspector: Herring
Directors' Hearing Date: July 24, 2014
Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY

10468

Hearing Number: 201468691
Block: 3548 **Lot No:** 077 **Seq:** 1
Tract: 202 **Case:** XF0

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 8/8/2014, at San Francisco, California. By: _____
(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102.7

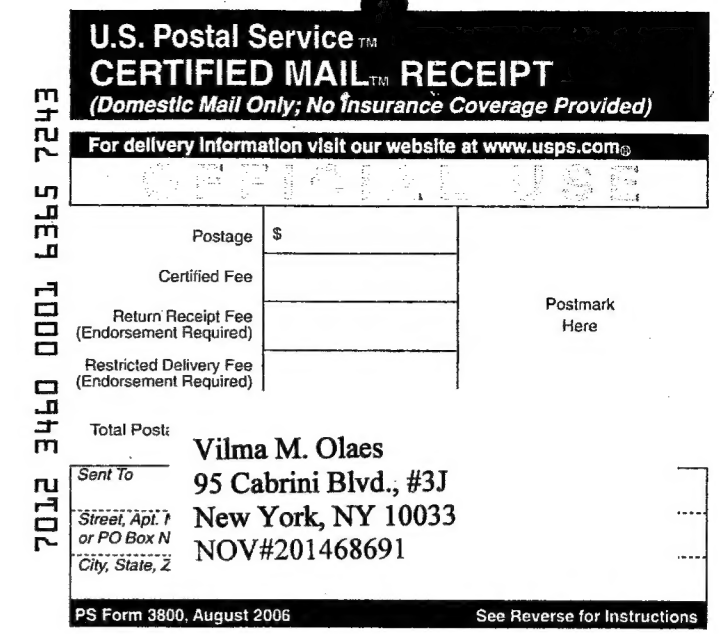
I, the undersigned, declare that I am employeed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 8-11-14, at San Francisco, California.

By: David Herring 8-11-14 Signature: _____
(Print name) (Date)

Housing Inspection Division
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfdbi.org



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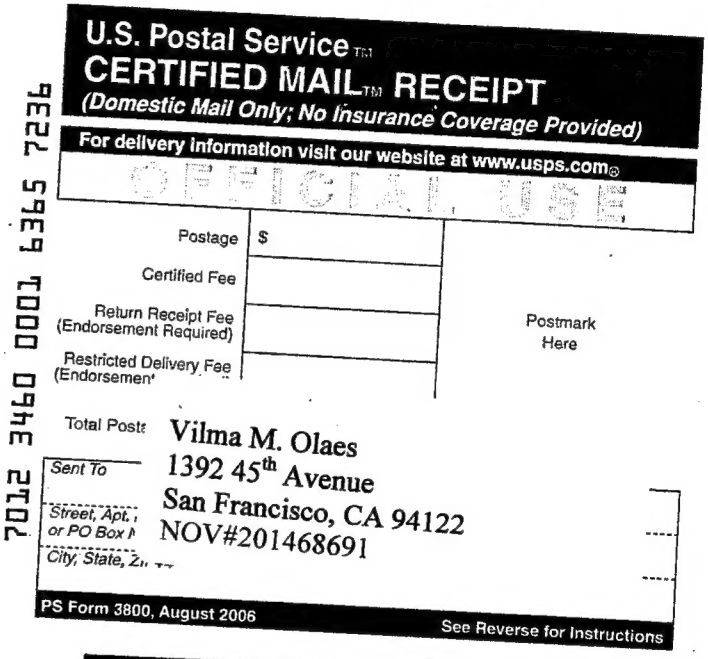
Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033
NOV#201468691

PS Form 3800, August 2006 See Reverse for Instructions



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NOV#201468691

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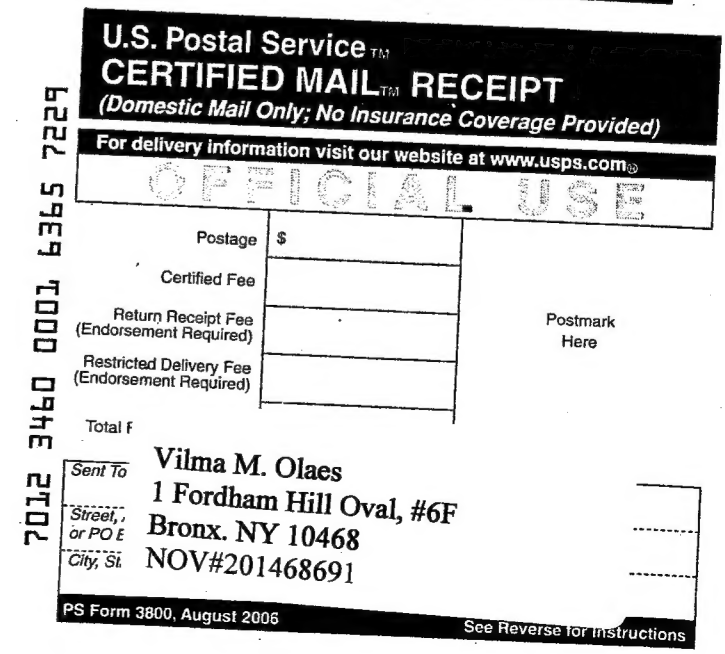

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Bronx. NY 10468
NOV#201468691

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